

City Council
Atlanta, Georgia

02- 0 -0474

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-10
2-8-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2259 Cottage Grove Avenue, S.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **205** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

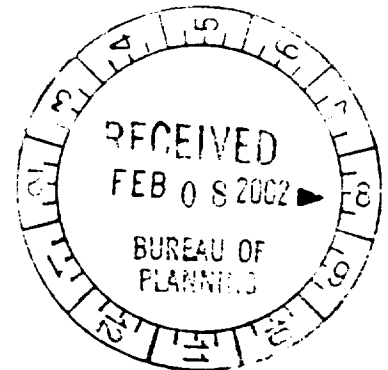
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-02-10

EXHIBIT "A" (17)
(Legal Description)

All that tract or parcel of land lying and being in Land Lot 205 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a point on the easterly right-of-way of East Lake Terrace (a 40-foot right-of-way), said point being 199.88 feet North along said easterly right-of-way of East Lake Terrace from its intersection with the northerly right-of-way of Sutton Street (a 40-foot right-of-way) and being the southwest corner of the subject property and being the POINT OF BEGINNING; running thence South $89^{\circ}57'43''$ East, 49.86 feet to a point; running thence North $89^{\circ}57'37''$ East, 49.92 feet to a point; running thence North $89^{\circ}53'58''$ East, 49.97 feet to a point; running thence North $89^{\circ}53'43''$ East, 49.90 feet to a point; running thence North $01^{\circ}20'32''$ West, 210.49 feet to a point; running thence West 100.00 feet; running thence South 25.00 feet; running thence West 100.00 feet to a point located on the easterly right-of-way of East Lake Terrace; running thence South $01^{\circ}12'37''$ East, 193.62 feet along said easterly right-of-way of East Lake Terrace to a point and the POINT OF BEGINNING.



2-02-10

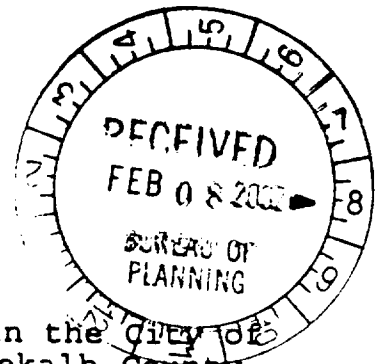


Exhibit "A" (2)

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 205 of the 15th District, Dekalb County, Georgia, according to plat of the Realty Development Company property made by Conn & Kauffman, C.E.'s, recorded in Deed Book "3-S, Pages 5 and 6, Dekalb County Records and more particularly described as follows:

Beginning at the southeast corner of Cottage Grove Avenue and East Lake Terrace (formally East End Avenue); and running thence in an easterly or southeasterly direction along the Southerly side of Cottage Grove Avenue (and following the curve thereof) the hundred five (205) feet to Lot Number 25 of said subdivision; thence south 143.0 feet; thence west 100 feet; thence south 25 feet; thence west 100 feet; thence north 200 feet to the point of beginning, said premises being improved property with a one-story frame house known as Number 2259 Cottage Grove Avenue, S.E., according to the present system of numbering houses in the City of Atlanta, Georgia.

S, F, M